

## **ATTACHMENT 2**

**2009 Rent Limits  
California Redevelopment Law  
Low Income Housing Tax Credits**

**Centre City Development Corporation**

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## **PIPELINE PROJECTS**

**Keyser Marston Associates, Inc.**

**April 28, 2009**

## SUMMARY TABLE

Pipeline Projects

RENT LIMITS, 2009 <sup>(1)</sup>

CENTRE CITY DEVELOPMENT CORPORATION

	LOW INCOME HOUSING TAX CREDITS ONLY					CALIFORNIA REDEVELOPMENT LAW WITH LOW INCOME HOUSING TAX CREDITS		
	25% AMI	30% AMI	35% AMI	40% AMI	45% AMI	50% AMI	55% AMI	60% AMI
Studio	\$361	\$433	\$505	\$578	\$650	\$656	\$721	\$787
1 Bedroom	\$387	\$464	\$542	\$619	\$696	\$749	\$824	\$899
2 Bedroom	\$464	\$557	\$650	\$743	\$835	\$843	\$927	\$1,011
3 Bedroom	\$537	\$644	\$751	\$859	\$936	\$936	\$1,030	\$1,124
4 Bedroom	\$599	\$718	\$838	\$958	\$1,011	\$1,011	\$1,112	\$1,214

CALIFORNIA REDEVELOPMENT LAW						
	25% AMI	30% AMI	35% AMI	40% AMI	45% AMI	50% AMI
Studio	\$328	\$393	\$459	\$525	\$590	\$656
1 Bedroom	\$374	\$449	\$524	\$599	\$674	\$749
2 Bedroom	\$421	\$506	\$590	\$674	\$758	\$843
3 Bedroom	\$468	\$562	\$655	\$749	\$843	\$936
4 Bedroom	\$506	\$607	\$708	\$809	\$910	\$1,011

CALIFORNIA REDEVELOPMENT LAW						
	55% AMI	60% AMI	70% AMI	80% AMI	100% AMI	110% AMI
Studio	\$721	\$787	\$918	\$1,049	\$1,311	\$1,442
1 Bedroom	\$824	\$899	\$1,048	\$1,198	\$1,498	\$1,647
2 Bedroom	\$927	\$1,011	\$1,180	\$1,348	\$1,685	\$1,854
3 Bedroom	\$1,030	\$1,124	\$1,311	\$1,498	\$1,873	\$2,060
4 Bedroom	\$1,112	\$1,214	\$1,416	\$1,618	\$2,023	\$2,225

(1) Reflects gross rent. Gross rent minus utility allowance = maximum cash rent. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

Source: State of California Department of Housing and Community Development, California Tax Credit Allocation Committee, San Diego Housing Commission, California Redevelopment Law.

TABLE 1

Pipeline Projects

**RESTRICTED RENTS - 25% AMI, 2009**  
**RENT LIMIT CALCULATION**  
**CENTRE CITY DEVELOPMENT CORPORATION**

Number of Bedrooms	0	1	2	3	4
<b>A. LIHTCs</b>					
Percent of AMI	25%	25%	25%	25%	25%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$14,450	\$15,488	\$18,575	\$21,475	\$23,950
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$361	\$387	\$464	\$537	\$599
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$361</b>	<b>\$387</b>	<b>\$464</b>	<b>\$537</b>	<b>\$599</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2009 maximum income levels.

(3) California Tax Credit Allocation Committee 2009 maximum rents.

(4) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 2

Pipeline Projects

**RESTRICTED RENTS - 30% AMI, 2009**  
**RENT LIMIT CALCULATION**  
**CENTRE CITY DEVELOPMENT CORPORATION**

Number of Bedrooms	0	1	2	3	4
<b>A. LIHTCs</b>					
Percent of AMI	30%	30%	30%	30%	30%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$17,340	\$18,585	\$22,290	\$25,770	\$28,740
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$433	\$464	\$557	\$644	\$718
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$433</b>	<b>\$464</b>	<b>\$557</b>	<b>\$644</b>	<b>\$718</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2009 maximum income levels.

(3) California Tax Credit Allocation Committee 2009 maximum rents.

(4) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 3

Pipeline Projects

**RESTRICTED RENTS - 35% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>LIHTCs</u></b>					
Percent of AMI	35%	35%	35%	35%	35%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$20,230	\$21,683	\$26,005	\$30,065	\$33,530
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$505	\$542	\$650	\$751	\$838
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$505</b>	<b>\$542</b>	<b>\$650</b>	<b>\$751</b>	<b>\$838</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2009 maximum income levels.

(3) California Tax Credit Allocation Committee 2009 maximum rents.

(4) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 4

Pipeline Projects

**RESTRICTED RENTS - 40% AMI, 2009**  
**RENT LIMIT CALCULATION**  
**CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>LIHTCs</u></b>					
Percent of AMI	40%	40%	40%	40%	40%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$23,120	\$24,780	\$29,720	\$34,360	\$38,320
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$578	\$619	\$743	\$859	\$958
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$578</b>	<b>\$619</b>	<b>\$743</b>	<b>\$859</b>	<b>\$958</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2009 maximum income levels.

(3) California Tax Credit Allocation Committee 2009 maximum rents.

(4) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 5

Pipeline Projects

**RESTRICTED RENTS - 45% AMI, 2009**  
**RENT LIMIT CALCULATION**  
**CENTRE CITY DEVELOPMENT CORPORATION**

Number of Bedrooms	0	1	2	3	4
<b>A. LIHTCs</b>					
Percent of AMI	45%	45%	45%	45%	45%
Assumed Family Size (1)	1.0	1.5	3.0	4.5	6.0
Household Income (2)	\$26,010	\$27,878	\$33,435	\$38,655	\$43,110
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (3)	\$650	\$696	\$835	\$966	\$1,077
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (4)</b>	<b>\$650</b>	<b>\$696</b>	<b>\$835</b>	<b>\$936 (5)</b>	<b>\$1,011 (5)</b>

(1) As assigned by the Low Income Housing Tax Credit (LIHTC) program.

(2) California Tax Credit Allocation Committee 2009 maximum income levels.

(3) California Tax Credit Allocation Committee 2009 maximum rents.

(4) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

(5) Reflects maximum California Redevelopment Law rent at 50% AMI. LIHTC rent for a three and four bedroom unit at 45% is estimated at \$966 and \$1,077, respectively.

TABLE 6

Pipeline Projects

**RESTRICTED RENTS - 50% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

Number of Bedrooms	0	1	2	3	4
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	50%	50%	50%	50%	50%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$26,225	\$29,950	\$33,700	\$37,450	\$40,450
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$656	\$749	\$843	\$936	\$1,011
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$656	\$749	\$843	\$936	\$1,011
<b>B. <u>LIHTCs</u></b>					
Percent of AMI	50%	50%	50%	50%	50%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$28,900	\$30,975	\$37,150	\$42,950	\$47,900
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$722	\$774	\$928	\$1,073	\$1,197
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$722	\$774	\$928	\$1,073	\$1,197
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>	<b>\$656</b>	<b>\$749</b>	<b>\$843</b>	<b>\$936</b>	<b>\$1,011</b>

- (1) As assigned by California Redevelopment Law.  
(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.  
(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.  
(4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.  
(5) California Tax Credit Allocation Committee 2009 maximum income levels.  
(6) California Tax Credit Allocation Committee 2009 maximum rents.



TABLE 7

Pipeline Projects

**RESTRICTED RENTS - 55% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

Number of Bedrooms	0	1	2	3	4
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	55%	55%	55%	55%	55%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$28,848	\$32,945	\$37,070	\$41,195	\$44,495
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$721	\$824	\$927	\$1,030	\$1,112
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$721	\$824	\$927	\$1,030	\$1,112
<b>B. <u>LIHTCs</u></b>					
Percent of AMI	55%	55%	55%	55%	55%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$31,790	\$34,073	\$40,865	\$47,245	\$52,690
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$794	\$851	\$1,021	\$1,181	\$1,317
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$794	\$851	\$1,021	\$1,181	\$1,317
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>	<b>\$721</b>	<b>\$824</b>	<b>\$927</b>	<b>\$1,030</b>	<b>\$1,112</b>

- (1) As assigned by California Redevelopment Law.  
(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.  
(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.  
(4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.  
(5) California Tax Credit Allocation Committee 2009 maximum income levels.  
(6) California Tax Credit Allocation Committee 2009 maximum rents.

TABLE 8

Pipeline Projects

**RESTRICTED RENTS - 60% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

Number of Bedrooms	0	1	2	3	4
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	60%	60%	60%	60%	60%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$31,470	\$35,940	\$40,440	\$44,940	\$48,540
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$787	\$899	\$1,011	\$1,124	\$1,214
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$787	\$899	\$1,011	\$1,124	\$1,214
<b>B. <u>LIHTCs</u></b>					
Percent of AMI	60%	60%	60%	60%	60%
Assumed Family Size (4)	1.0	1.5	3.0	4.5	6.0
Household Income (5)	\$34,680	\$37,170	\$44,580	\$51,540	\$57,480
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost (6)	\$867	\$929	\$1,114	\$1,288	\$1,437
(Less) Utility Allowance	TBD	TBD	TBD	TBD	TBD
Maximum Monthly Rent (3)	\$867	\$929	\$1,114	\$1,288	\$1,437
<b>C. Maximum Monthly Rent (Lesser of A or B) (3)</b>	<b>\$787</b>	<b>\$899</b>	<b>\$1,011</b>	<b>\$1,124</b>	<b>\$1,214</b>

- (1) As assigned by California Redevelopment Law.  
 (2) State of California Department of Housing and Community Development (HCD) 2009 income limits.  
 (3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.  
 (4) As assigned by the Low Income Housing Tax Credit (LIHTC) program.  
 (5) California Tax Credit Allocation Committee 2009 maximum income levels.  
 (6) California Tax Credit Allocation Committee 2009 maximum rents.

TABLE 9

Pipeline Projects

**RESTRICTED RENTS - 25% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	25%	25%	25%	25%	25%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$13,113	\$14,975	\$16,850	\$18,725	\$20,225
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$328	\$374	\$421	\$468	\$506
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$328</b>	<b>\$374</b>	<b>\$421</b>	<b>\$468</b>	<b>\$506</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 10

Pipeline Projects

**RESTRICTED RENTS - 30% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	30%	30%	30%	30%	30%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$15,735	\$17,970	\$20,220	\$22,470	\$24,270
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$393	\$449	\$506	\$562	\$607
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$393</b>	<b>\$449</b>	<b>\$506</b>	<b>\$562</b>	<b>\$607</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 11

Pipeline Projects

**RESTRICTED RENTS - 35% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	35%	35%	35%	35%	35%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$18,358	\$20,965	\$23,590	\$26,215	\$28,315
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$459	\$524	\$590	\$655	\$708
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$459</b>	<b>\$524</b>	<b>\$590</b>	<b>\$655</b>	<b>\$708</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 12

Pipeline Projects

**RESTRICTED RENTS - 40% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	40%	40%	40%	40%	40%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$20,980	\$23,960	\$26,960	\$29,960	\$32,360
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$525	\$599	\$674	\$749	\$809
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$525</b>	<b>\$599</b>	<b>\$674</b>	<b>\$749</b>	<b>\$809</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 13

Pipeline Projects

**RESTRICTED RENTS - 45% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	45%	45%	45%	45%	45%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$23,603	\$26,955	\$30,330	\$33,705	\$36,405
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$590	\$674	\$758	\$843	\$910
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$590</b>	<b>\$674</b>	<b>\$758</b>	<b>\$843</b>	<b>\$910</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 14

Pipeline Projects

**RESTRICTED RENTS - 50% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	50%	50%	50%	50%	50%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$26,225	\$29,950	\$33,700	\$37,450	\$40,450
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$656	\$749	\$843	\$936	\$1,011
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$656</b>	<b>\$749</b>	<b>\$843</b>	<b>\$936</b>	<b>\$1,011</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.



TABLE 15

Pipeline Projects

**RESTRICTED RENTS - 55% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	55%	55%	55%	55%	55%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$28,848	\$32,945	\$37,070	\$41,195	\$44,495
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$721	\$824	\$927	\$1,030	\$1,112
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$721</b>	<b>\$824</b>	<b>\$927</b>	<b>\$1,030</b>	<b>\$1,112</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 16

Pipeline Projects

**RESTRICTED RENTS - 60% AMI, 2009**  
**RENT LIMIT CALCULATION**  
**CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	60%	60%	60%	60%	60%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$31,470	\$35,940	\$40,440	\$44,940	\$48,540
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$787	\$899	\$1,011	\$1,124	\$1,214
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$787</b>	<b>\$899</b>	<b>\$1,011</b>	<b>\$1,124</b>	<b>\$1,214</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 17

Pipeline Projects

**RESTRICTED RENTS - 70% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	70%	70%	70%	70%	70%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$36,715	\$41,930	\$47,180	\$52,430	\$56,630
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$918	\$1,048	\$1,180	\$1,311	\$1,416
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$918</b>	<b>\$1,048</b>	<b>\$1,180</b>	<b>\$1,311</b>	<b>\$1,416</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 18

Pipeline Projects

**RESTRICTED RENTS - 80% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

Number of Bedrooms	0	1	2	3	4
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	80%	80%	80%	80%	80%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$41,960	\$47,920	\$53,920	\$59,920	\$64,720
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,049	\$1,198	\$1,348	\$1,498	\$1,618
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,049</b>	<b>\$1,198</b>	<b>\$1,348</b>	<b>\$1,498</b>	<b>\$1,618</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 19

Pipeline Projects

**RESTRICTED RENTS - 100% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

Number of Bedrooms	0	1	2	3	4
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	100%	100%	100%	100%	100%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$52,450	\$59,900	\$67,400	\$74,900	\$80,900
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,311	\$1,498	\$1,685	\$1,873	\$2,023
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,311</b>	<b>\$1,498</b>	<b>\$1,685</b>	<b>\$1,873</b>	<b>\$2,023</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.

TABLE 20

Pipeline Projects

**RESTRICTED RENTS - 110% AMI, 2009  
RENT LIMIT CALCULATION  
CENTRE CITY DEVELOPMENT CORPORATION**

<b>Number of Bedrooms</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>A. <u>California Redevelopment Law</u></b>					
Percent of AMI	110%	110%	110%	110%	110%
Assumed Family Size (1)	1.0	2.0	3.0	4.0	5.0
Household Income (2)	\$57,695	\$65,890	\$74,140	\$82,390	\$88,990
Income Allocation to Housing	30%	30%	30%	30%	30%
Monthly Housing Cost	\$1,442	\$1,647	\$1,854	\$2,060	\$2,225
(Less) Utility Allowance	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>	<u>TBD</u>
<b>Maximum Monthly Rent (3)</b>	<b>\$1,442</b>	<b>\$1,647</b>	<b>\$1,854</b>	<b>\$2,060</b>	<b>\$2,225</b>

(1) As assigned by California Redevelopment Law.

(2) State of California Department of Housing and Community Development (HCD) 2009 income limits.

(3) Reflects gross rent. Actual cash rent paid by tenant = gross rent minus utility allowance. See the "San Diego Housing Commission Utility Allowance" to calculate the utility allowance based on a project's actual utility profile.